

# **LINDEN LANDSCAPE ARCHITECTS, LLC**

## **Site Planning**

## **Athletic Facilities**

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September 26, 2019

## **PROJECT NARRATIVE**

Outdoor Recreation Area  
Intensive Education Academy

### **The School**

The Intensive Education Academy (IEA), located at 840 North Main Street, is an approximately 21,500 s.f. building on 3.8 acres. IEA is a private, not-for-profit, state approved special educational facility founded in 1971. They provide a full 180-day school year with a five-week summer program for students' grades K through 12 from Connecticut and Western Massachusetts.

IEA provides programs for students diagnosed with: Autism, Developmental Delay, Dyslexia, Mild Emotional Disturbance, Intellectual Disability, Specific Learning Disability, Visual or Hearing Impairment, Orthopedic Impairment, Traumatic Brain Injury, Multiple Disabilities, and/or OHI-ADD/ADHD.

### **The Project Area**

The property is bounded by Mohawk Drive to the north. To the east is a "paper road" property owned by the Town of West Hartford with residential properties beyond on Iroquois Road. To the south is an apartment complex, and to the west is North Main Street.

The area proposed for development is in the southeast corner of the property adjacent to the parking lot. This is the only open space area on the property for general recreation, gym class or outdoor teaching space. Currently there is open lawn with a small gazebo, a small play structure and shed for play equipment. The area is approximately 1/3-acre.

### **Play Area Improvements**

The entire existing area will be enclosed in with a 4-foot ornamental fence along the parking lot edge and fencing tying into the existing fence along the property lines. There will be a perimeter walk from the gated entrance at the new painted cross-walk around the outer edge of the area. Three main areas will be a large play area nearest the entrance and on the east side, a center grass area and smaller equipment area and outdoor classroom to the west.

The resilient rubber surfaced play area (approx. 4,900 s.f.) will have 6 individual play pieces, a large play structure and a 6-bay swing set. There will also be 5 pieces of exercise equipment. Additional play equipment at the western side (approx. 1,000 sf) will have 6 pieces of exercise equipment with engineered wood fiber surfacing. Further to the west off the paved path is a brick paver outdoor classroom area (approx. 400 s.f.). In between the two areas and bounded by the paved path is open lawn area (approx. 4,200 s.f.).

The proposed improvements will expand to the south into an area that currently has small groupings of large trees with weedy, scrubby undergrowth. No trees will be taken down. The undergrowth will

be cleared, slightly filled and a new paved path (approx. 3,800 s.f.) from the parking lot entrance will wrap around the perimeter of the area extended into and between the large trees.

### **Drainage**

The site entire site slopes generally from North Main Street towards the east. All of the existing pavement and building roof runoff is captured in an existing storm drainage system that ties into the Town system to the southeast in the "paper road" property and ultimately through the system in King Philip Drive.

The specific project area also drains in that direction from the edge of the parking lot towards the east. The submitted Drainage Report, by Torres Engineering, show no net increase in runoff for up to the 100-year storm. This is accomplished with the new storm drainage system design for this project.

The resilient rubber and wood fiber surfaces are porous. Storm water is held captured in a crushed stone base with perforated piping allowing some direct storage and recharge. Water carried by the pipe system is directed to a small underground infiltration system (plastic arches) as is the surface runoff mainly from the lawn area into a yard inlet. This stored water is slowly released (as described in the report) into a small, open stone-lined basin before flowing into its pre-existing discharge point.

### **Construction**

Constructed is expected to occur in the Spring of 2020. The project should be completed in 4-6 weeks, depending on weather.

All construction will comply with CT DEEP Erosion Control requirements, as noted on the plans, and as shown and detailed. See sheet L1.1, notes 3 and 8-12 and details 1 & 2 on sheet L1.5.

The contractor will be required to obtain all required permits and bonding necessary.

### **Summary and Other**

- Existing open play area with gazebo and small play structure, approx. 14,500 s.f. (1/3-acre)
- New structure, 6 play pieces, 6 exercise pieces and swings on rubber surface, approx. 4,900 s.f.
- New center lawn area, approx. 4,200 s.f.
- New small equipment area with 6 pieces on wood fiber surface, approx. 1,000 s.f.
- New paver outdoor classroom, approx. 400 s.f.
- New paved perimeter path, approx. 3,800 s.f., meanders through trees so none are removed
- New fence to enclose area and for safety along parking lot
- New drainage system resulting in no net increase in stormwater runoff
- No proposed lighting. Existing parking lot lights and camera system for nighttime surveillance
- Private, gated, school use only recreation area for use during normal, daytime school hours